

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA
APRIL 20, 2006

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, APRIL 20, 2006**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning, at **1:30 P.M.** If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.

1. Approval of March 16, 2006 and April 6, 2006 meeting minutes.

❖ **SUBDIVISION ITEMS**

Items 2-1 to Items 2-3 may be taken in one motion unless there are questions or comments.

2. Consideration of Subdivision Committee recommendations from the meeting of April 13, 2006. Don Anderson, Darrell Downing, Mitch Mitchell, Bob Aldrich, Hoyt Hillman, and, Bill Johnson, present. Michael Gisick, absent. Copies of their recommendations have been furnished to the Planning Commission.
Agenda Item 2-1 (SUB2006-28) Approved, vote (4-0); Agenda Item 2-2 (SUB2006-23) Approved, vote (6-0); Agenda Item 2-3 (SUB2006-24) Approved, vote (6-0); Agenda Item 3-1 (VAC2006-15) Approved, vote (6-0); Agenda Item 3-2 (VAC2006-16) Approved, vote (6-0); Agenda Item 3-3 (VAC2006-17) Approved, vote (6-0);
- 2-1. **SUB 2006-28: One-Step Final Plat -- NEWMAN UNIVERSITY 3RD ADDITION**, located south of Kellogg and west of Meridian.
Engineer: Baughman Company, P.A.
Acreage: 2.67
Total Lots: 1
- 2-2. **SUB 2006-23: One-Step Final Plat -- EVANS 1ST ADDITION**, located on the southeast corner of 85th Street North and 103rd Street West.
Engineer: Benchmark Land Survey, P.A.
Acreage: 20
Total Lots: 5
- 2-3. **SUB 2006-24: One-Step Final Plat -- OLIVIA'S 1ST ADDITION**, located on the west side of Hoover and north of Central.
Engineer: Benchmark Land Survey, P.A.
Acreage: 1.1
Total Lots: 4

❖ **PUBLIC HEARINGS – VACATION ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

Items 3-1 and 3-3 may be taken in one motion, unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

- 3-1. **VAC 2006-15: Request to Vacate a Portion of a Platted Easement**, generally located west of Rock Road, on the north side of Kellogg Avenue and east of Armour Drive.
- 3-2. **VAC 2006-16: Request to Vacate a Portion of a Platted Alley**, generally located between Cleveland and Matthewson Avenues, & Douglas Avenue and 1st Street.
- 3-3. **VAC 2006-17: Request to Vacate a Portion of Platted Half Street Right-of-Way**, generally located east of 151st Street West, south of Maple Street and between Taft Avenue and Valley Hi Road.

❖ **PUBLIC HEARINGS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

4. Case No.: DR2005-18
Request: Adoption of the South Central Neighborhood Plan
Plan Area Boundaries: Kellogg on the north, the Arkansas River on the south and west, and Washington and the railroad tracks, from Pawnee to the Arkansas River, on the east
Presenting Planner: Scott Knebel

5. Case No.: CON2006-09
Request: Sedgwick County Conditional Use for C & D landfill and extension of CU-403 for rock crusher and continuation of CON2002-12 for sand and gravel extraction, property zoned "LI" Limited Industrial
General Location: East of Wichita-Valley Center Floodway and approximately 1,000 feet south of MacArthur Road (south of Broad Street/Oak Street intersection)
Presenting Planner: Dale Miller

6. Case No.: ZON2006-11
Request: Sedgwick County Zone change from "RR" Rural Residential to "GC" General Commercial
General Location: On the southeast corner of 63rd Street South and Oliver, approximately 400 feet west of K-15
Member City: Derby Planning Commission considered April 6, 2006
Presenting Planner: Scott Dunakey

7. Case No.: CON2006-10
Request: Sedgwick County Conditional Use for accessory apartment, on property zoned "RR" Rural Residential
General Location: On terminus of 73rd Circle North, approximately 800 feet east of Hillside and 1/2 mile north of 69th Street North
Member City: Kechi Planning Commission considered April 4, 2006
Presenting Planner: Dale Miller

8. Case No.: CUP2006-06 and ZON2006-07
Request: The creation of Stonebridge Community Unit Plan; and zone change from "SF-5" Single-family Residential to "LC" Limited Commercial
General Location: On the southeast corner of 37th Street North and Maize Road
District Advisory Board: V will consider on May 1, 2006
Presenting Planner: Donna Goltry

9. Case No.: ZON2006-14
Request: Zone change from "LI" Limited Industrial to "GI" General Industrial for concrete asphalt plant
General Location: 500 feet east of Hydraulic approximately 500 feet south of Tulsa Street
District Advisory Board: III considered April 5, 2006
Presenting Planner: Jess McNeely

10. Case No.: CON2006-08
Request: Conditional Use for indoor vehicle sales on property zoned “LC” Limited Commercial, zoning within the Delano Overlay District
General Location: South of Douglas and west of Handley (915 W. Douglas)
Presenting Planner: Scott Dunakey
11. Case No.: CON2006-13
Request: Sedgwick County Conditional Use for sand and gravel extraction on property zoned “RR” Rural Residential
General Location: On the northeast corner of 77th Street North and 87th Street West (Tyler Road)
Presenting Planner: Bill Longnecker
12. Case No.: CON2006-11
Request: Conditional Use to allow vehicle and equipment sales, outdoor on property zoned “LC” Limited Commercial
General Location: 6921 E. Kellogg Street
Presenting Planner: Scott Dunakey
13. Case No.: CON2006-12 and ZON2006-16
Request: Conditional Use for warehouse, self-service storage; and zone change from “SF-5” Single-family Residential to “LC” Limited Commercial
General Location: On the southwest corner of Central and Garnett
District Advisory Board: II will consider May 1, 2006
Presenting Planner: Donna Goltry
14. Case No.: DER2006-06
Request: Amendment to Sections 3-104 and 3-105 of the Subdivision Regulations relating to applicability and exceptions
Presenting Planner: Neil Strahl
15. Case No.: DER2006-08
Request: The City of Valley Center seeks annexation of various tracts of land located adjacent to the City of Valley Center – Resolution No. 498-06
Presenting Planner: Dave Barber
16. Other matters/adjournment.
John L. Schlegel, Secretary
Wichita-Sedgwick County Metropolitan Area Planning Commission